

Protocol for the Meeting to Consider Supermarket Applications

The Council meeting on January 20th, 2011 will consider four supermarket planning applications, an application for a new Rugby Club and some associated listed building applications. This protocol, agreed at the council meeting on January 6th, will form the basis for the conduct of the meeting.

1. Order in which the applications are considered

The applications will be considered in numerical order which is as follows; -

10/0413	Actoris Ltd (Morrison's, Jewson's Site)
10/0414	Actoris Ltd (Morrison's, Jewson's Site) Listed Building works
PA10/04297	JPB, (Sainsbury's Marsh Lane)
PA10/06932	Walker Developments (ASDA, Rugby Club)
PA10/08142	ING RED UK (Hayle Harbour) Ltd (South Quay)
PA10/08143	ING RED UK (Hayle Harbour) Ltd (South Quay) Listed Building works
PA10/08329	Hayle Rugby Club and Walker Developments (SW) Ltd, Relocation of Rugby Club

2. Role of Cornwall Council Planning Officer

The Cornwall Council Planning Officer will provide councillors with a written briefing which will summarise major points such as the responses of statutory consultees, planning constraints and any last-minute changes. During the meeting, the officer will offer explanations, information and technical advice when requested to do so. He will not be expected to enter into dialogue with members of the public but may respond to relevant issues in his preamble to each application.

3. Recorded Votes

Provision will be made for taking recorded votes. A request to record the votes should be made in accordance with Standing Orders which state:

10. If a member so requires, the Clerk shall record the names of the members who voted on any question so as to show whether they voted for or against it. Such a request must be made before moving on to the next business.

4. Considering each application

A period of up to 10 minutes public speaking will be allowed before each application is considered. Councillors will not directly respond to any issues raised at this point.

Councillors should familiarise themselves with the applications before the meeting. The documents are available in the council office for review.

A small number of graphics will be projected for reference during the debate and these will include maps and plans as well as elevations and design drawings. It is not expected that computer projection of other parts of the application will be available, although the printed documents will.

Standing orders list the following rules of debate:

- d) No speech by a mover of a resolution shall exceed five (5) minutes and no other speech shall exceed five (5) minutes except by consent of the Council.*
- i) The mover of a resolution or of an amendment shall have a right of reply, not exceeding five (5) minutes.*
- j) A member, other than the mover of a resolution, shall not, without leave of the Council, speak more than once on any resolution except to move an amendment or further amendment, or on an amendment, or on a point of order, or in personal explanation, or to move a closure.*

The Chairman will exercise his discretion where necessary. However, if every councillor speaks for only 2 minutes it will total 30 minutes.

5. Forming a recommendation

Our determination should begin with policy and then weighing up the material considerations such as S106 obligations, impacts and benefits and representations from the community. Statutory consultee responses will feed into this process. It is possible that there may be a difference between the policy-based framework of a planning officer and the more community-based framework of the Town Council. Planners at Cornwall Council will wish to be provided with the reasons and reasoning for objecting to or supporting an application and we should be aiming for clarity.

A checklist will be prepared to assist Members in assessing the crucial elements of each application but debate will not be limited to checklist items.

6. Repeat 4 and 5 for all applications

Each application will be considered separately and a decision recorded for each. There is no necessity for the Town Council to approve only one application. We might approve all or none or any combination. The information we provide will assist the Strategic Planning Committee who will have to decide to approve one (or none) but probably not more than one. It is expected that our comments on the strengths and weaknesses of each application will have some value in their deliberations. We may choose to specify elements that we would seek to have improved by condition.

7. A session to prioritise the applications

We will have fulfilled our normal planning duties by considering and commenting on each application. However, there will be provision for an additional session where the applications can be prioritised if this is considered appropriate.

If councillors vote for this option, the option of an additional public participation session preceding it will also be voted on.

8. Additional considerations

The meeting will take place at Bodriggy School and commence at 7.00p.m. There will be a 10 minute break at an appropriate point in the meeting. Discussions with members of the public during this period are discouraged.

Town Clerk